



DESIGN AND ACCESS STATEMENT

In support of the reserved matters application at:
 Plot to the side of Bluebell Cottage, Tregaswith Road,
 Tregaswith, Newquay, TR8 4HZ

Client: Mr Steven Hackett

Issue Date: 17th Jan 2024

Summary

This statement has been prepared in support of the reserved matters application following the outline planning permission granted on the 15th February 2023 (Application No. **PA22/11253**). This application is for the planning permission of the construction of a detached two storey, three-bedroom houses with a single garage. Also included in this application are details of the scale of the property, the landscaping features, the appearance, and the layout of the proposed property.

Please note that details of the access were submitted at outline planning stage within the 'planning statement' that was submitted to support that application, and hasn't been highlighted as a requirement for the reserved matters application.

1. CONTEXT

1.1. SITE DETAILS

1.1.1. SITE ADDRESS

Land to the side of Bluebell Cottage, Tregaswith Road, Tregaswith, Newquay, TR8 4HZ

1.1.2. GRID REFERENCE

SW8963663015

1.1.3. LOCAL PLANNING AUTHORITY

Cornwall Council

1.1.4. TOWN COUNCIL

St. Columb Major Town Council

1.1.5. SITE AREA

0.08 Acres

1.1.6. SITE DESCRIPTION

The application site is situated on the side of Tregaswith Road, which leads from the main A3059 link road from Newquay to St. Columb Major. The site is a garden plot to the east of Bluebell Cottages, also on the edge of Tregaswith Road. The plot has a boundary to all four sides comprising of hedges and fences.

1.3. SITE APPRAISAL

The site is currently laid to lawn and is relatively flat. The site currently has earth and stone hedges to three sides with timber fences in front on the east and north elevations, and it has a timber fence only to the fourth side which divides the plot from the garden of Bluebell Cottage. A section of the hedge and some trees need to be removed to allow access to the plot and the proposed parking spaces. There are a lot of existing trees to the boundary, the majority of which are proposed to be retained.

There are over head cables running along above the hedge, which are recommended to be relocated underground. The site has the benefit of water, electric and BT services to the boundary. However, drainage may have to be dealt with on site.

2. DESIGN PROPOSAL

2.1. SIZE AND SCALE

The proposed development is entirely residential and will consist of a two-storey detached dwelling with single garage attached the side of the property. The dwelling will have 3 bedrooms (two of which will have en-suites) and there will also be a family bathroom. The dwelling will have a GIFA of 146sqm not including the garage, which is a further 20sqm.

The outline planning application detailed a dwelling of similar size, proportions and roof shape, however we believe that there is still a lot of usable outside space and the addition of a garage still leaves ample room for landscaping and usable outside areas, but would present the inclusion for much needed external storage for the dwelling. We have also included a 'step out' from the front of the building including a small balcony to the first floor which we feel softens the mass of the property.

2.2. LAYOUT AND APPEARANCE

The proposed layout aims to achieve a high standard of design and finish and it has sustainable development at the heart of it. The following considerations have therefore been taken into account: -

2.2.1. SUSTAINABILITY

The dwelling is proposed to be constructed of an ICF (in-situ concrete formwork) structure, that will provide u-values of around 0.14w/m²k and air tightness results of 2.0 or below. This will result in a sustainable well insulated, air-tight property, leaving low running costs for the end user.

Heating and hot water are proposed to be provided via an Air Source Heat Pump (ASHP) to provide sustainable energy use. There is also the proposal of installing an array of Photovoltaic panels (PV panels) of around 4kw on the south elevation to help with the running cost of the property and ASHP.

2.2.2. The height of the proposed buildings will be 7.70m from a proposed ground level equal to that of the adjacent Bluebell Cottage. The ridge height allows for floor to ceiling heights of 2.35m on both the bottom and first floors of the dwelling and an average size loft space, none of which would be considered excessive.

2.2.3. The external areas have been designed in such a way that there is still a large driveway for two cars, a large garden area laid flat to lawn and a good size hardstanding/patio area for the use of outside furniture etc. There is also a space for new planting and landscaping to take place along with a footpath to allow access to the rear of the property and garage.

The north, east and west boundaries will be enclosed by timber fencing no higher than 1.8m

2.2.4. The new dwellings orientation will not create an overlooking issue with any adjacent or nearby property, and the introduction of the balcony on the south elevation, along with the high-

level glazing in the gable of the 'step out' allows for far reaching countryside views from the living room on the first floor.

2.2.5. The proposal to create access through the hedge on the south elevation of the plot will in turn provide the property with two parking spaces within their own boundary line, meaning there will be minimal impact on Tregaswith Road which is already narrow in many places.

2.2.6. The proposed design minimises the impact on the surrounding dwellings and provides a high-quality residential property, thus utilising the plot to its full potential.

The materials that have been proposed have tried to minimise the aesthetic impact of the project and enhance the feel and appearance of the area. The roof covering has been proposed as natural slate, with inset PV panels on the south elevation. The upper half of the property has been proposed to be finished in timber or cement board cladding, with the bottom half of the property being proposed to be finished in white render. The 'step off' has been proposed to be finished in vertical timber cladding to break up the mass of finishes otherwise proposed on the top and bottom half of the property. Fascia's, soffits, gutters and all doors and windows have been proposed to be uPVC, finished in a subtle colour.

2.2.7. The property will have a kitchen, utility, lounge/diner, master bed (with en-suite), garage and WC at ground floor, and two further bedrooms (one en-suite) and family bathroom at first floor with a large living room that has a vaulted ceiling leading out on to a balcony, that's under cover by the roof for the first metre.

3. ACCESS

3.1. INCLUSIVE ACCESS

3.1.1. Within the design process the finished ground floor level for the property has been prescribed as such that it will benefit from a level threshold entrance accessible from the driveway and footpath leading to the front door, which will benefit residents or visitors with mobility issues.

3.2.2. Each principle entrance door will have a clear opening width of not less than 775mm and be fitted with an accessible threshold. The ground floor of each dwelling will provide easy access and manoeuvring of wheelchairs with respect to WCs in accordance with Approved Document Part M, Section 10.

4. LANDSCAPING

4.1. TREES AND HEDGES

There are several existing trees along the boundaries of the plot, namely along the south, east and north boundaries. Other than the trees to be removed to form access to the plot (as shown in drawing DA134-PL-00-03 submitted at outline planning stage) the majority of the existing trees are proposed to stay. There are a couple of small trees within the middle of the plot, however to make full use of the plot, these trees are proposed to be removed. There are new trees being proposed to be planted to replace these trees next to the garage in the northwest corner of the plot. There are also smaller trees and plants to be planted to the left of the driveway on the entrance and further planting to be included on the top of the south boundary

earth and stone hedge to create partial screening along to hedge from the road, as shown in drawing no. 'Tregaswith – SH – Site Plan 00' submitted with this application.

All in all, it is proposed to add more planting and trees in the new proposal than is already currently on the plot.

5. FLOODING

5.1 Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

6. CONCLUSION

6.1 The principle of the development of the proposal site has been established within Outline Planning Application PA22/11253. It's felt that the proposals set in the reserved matters application largely follow the principles set out in the outline planning proposal, with only minor additions to the property allowing for better use of the plot and adding a more usable and sustainable dwelling to be developed there.

Sustainability has been considered throughout the design and its proposed end use and there has also been care taken to ensure that the proposals are to an appropriate scale for the location, both in terms of the size of the building and its location on the plot.

Finally, it's considered that this proposal will provide a new dwelling within the St. Columb Major rural area, that will sit within a sustainable location, and it's believed that this scheme fits within the future and previous patterns of residential development in the local area.